



**42 ALDER GROVE,  
POULTON-LE-FYLDE,  
FY6 8EH**

**£425,000**



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**\*\*EXTENDED AND MODERNISED DETACHED HOME SITUATED IN AN EXTREMELY POPULAR RESIDENTIAL POSITION CLOSE TO POULTON CENTRE\*\*.**

**THE ACCOMMODATION BRIEFLY COMPRISES; FOUR BEDROOMS (ONE CURRENTLY USED AS A STUDY,) EN SUITE AND FAMILY BATHROOM.**

**LARGE THROUGH RECEPTION ROOM, KITCHEN, UTILITY AND DOWNSTAIRS SHOWER ROOM. DOUBLE-GLAZING AND GAS CENTRAL HEATING. FRONT AND REAR GARDENS AND DRIVEWAY.**

**AN IDEAL FAMILY PROPERTY BEING CLOSE TO GOOD LOCAL SCHOOLS. VIEWING IS HIGHLY RECOMMENDED.**



**LOCATION:** Occupying a most convenient and sought after residential location (SAT NAV FY6 8EH) just off Carr Head Lane. Within a short walk for most of Poulton town centre and all its amenities. Nearby are good primary and secondary schools and transport service routes.

**STYLE:** An extended detached family house.

**CONDITION:** Modernised and ready to walk in to.

**ACCOMMODATION:** Ground Floor; entrance porch and hallway, front bedroom or study. Spacious through lounge and dining area. Modern fitted kitchen with door to the rear garden. Utility / shower room. First floor; three double bedrooms one with en suite shower room. Family bathroom suite.

**OUTSIDE:** The front provides off road parking with a pattern imprint driveway, lawn and surrounding borders. The rear has a good size patio seating area with lawn and stocked borders. Secure gates to the side.

**SERVICES:** All mains services are connected, gas central heating and UPVC double-glazing.

**COUNCIL TAX:** The property is listed as Council Tax Band E. (Wyre Council).

**TENURE:** We are advised the tenure of the property is freehold.

**VIEWING:** By appointment through the Agent's office.

**EPC:** Rated C.